THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

Professional Title, LLC
761 Old Hickory Blvd.
Suite 300
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/25/02 14:37 2pgs
Fees:13.00 Taxes:525.03
20020125-0010848

ADDRESS NEW OWNER AS FOLLOWS:
Angel M. Carvahal
405 Catspaw Place
Antioch, TN. 37013

SEND TAX BILLS TO:
City State Bank
5200 Maryland Way
Suite 310
Brentwood, TN 37027

MAP-PARCEL NOS.
Map No. 183
Group 5A
Parcel No. 177CO

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Yazdian Construction, Inc., a Tennessee Corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Angel M. Carvajal,** [redacted] **married person,** hereinafter called the Grantee, heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 124 on the Plan of OCTOBER WOODS, PHASE 3, SECTION 6, a Planned Unit Development, of record in Plat Book 9700, page 915, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING a part of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Deed from Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and Husband, Buford W. Carter, Lori J. Kelly, and B & Y, a Tennessee Corporation, of record in Instrument Number 20010209001317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Catspaw Place, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15th day of January, 2002.

Fred Yazdian, President
Yazdian Construction, Inc., a Tennessee Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, ~~Christopher M. Corriveau~~, of the state and county aforementioned, personally appeared, Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a President of Yazdian Construction, the within name bargainor, a Corporation, and that such person, as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by such person as President.

WITNESS my hand and official seal, this 15th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 7-20-03 ~~June 18th, 2005~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $141,900.00

Affiant

Subscribed and sworn to before me this
15th day of January, 2002

Notary Public

My commission expires: 7-20-03 ~~June 18th, 2005~~